



IFMATM Seattle
Chapter
International Facility Management Association

Seattle IFMA LUNCH & LEARN



IFMATM Seattle
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International Facility Management Association

Upcoming Events

- **Top Golf Holiday Party**

- November 30th | Top Golf Renton
- Registration: **Professional - \$55 | Associate - \$75**
- Sponsorship opportunities available!

- **EOY Roundtable: What do YOU want to see next year?**

- December 15th | 10am-11am | Virtual
- This Meeting is Intended for **Everyone** to Join!
- Let's brainstorm to make our roundtables more effective for you!

NEEC

NORTHWEST ENERGY
EFFICIENCY COUNCIL



Envisioning a World with Net-Zero Carbon Emissions

NEEC's mission is to eliminate carbon emissions from building energy use through market-based thought leadership, education, and advocacy.

www.neec.net/programs/

NEEC PROGRAMS



Smart Buildings Center

A multi-functional energy efficiency headquarters in Seattle, Washington. This facility is a place to meet, train and access our Tool Lending Library.



Tool Lending Library

Diagnostic tools for short term loan available to building owners, managers and energy service professionals in Washington and Oregon.



Building Operator Certification

A training program that offers facilities personnel skills and knowledge to transform workplaces to be more comfortable, energy-efficient and environmentally friendly.



Technical Assistance Helpdesk

The Clean Buildings Performance Standard Helpdesk

Tool Lending Library

Often the first step to achieving operational excellence is gaining an understanding of how the systems in the building are actually operating.

- Diagnostic & Monitoring Tools
- Over 85 Tool Types
- Online reservation system
- Loan period up to 4 weeks
- Local pickup or shipped



FREE!!!

Search Within...

Per Page View Sort By

Availability


In stock now

Type

Electronics (1)


Tools (986)

9




Dent ElitePro XC Logging Power Meter

Overdue



Flir E6 Infrared Camera

In Stock Now



Fluke 971 Temperature & Humidity Meter


In Stock Now

22




Fluke 1730 3 Phase Logging Power Meter

In Stock Now



Glass Thickness Meter & Low E Detector

In Stock Now



Luminance Meter

Overdue

Scan to browse our inventory & request tools!



Clean Buildings Performance Standard Helpdesk

Individual Consultations

Training Videos

Resources Website

 cleanbuildingshelp@smartbuildingscenter.org

 206-624-7570



FREE!

Thank You to our Sustaining Sponsors!

Platinum



Silver



Pathways to Compliance with Clean Buildings Performance Standard

D'Wayne Kendrick

Manager of Performance Contracting
Private Section at MacDonald-Miller



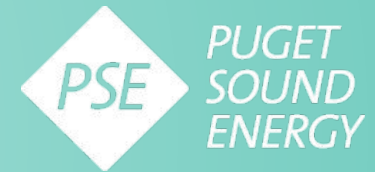
Ellis Bouw

Energy Management Engineer
Puget Sound Energy



Pathway to Compliance

Clean Buildings law & PSE's Accelerator program



November, 2023

Presented by: Ellis Bouw, Energy Management Engineer

Agenda

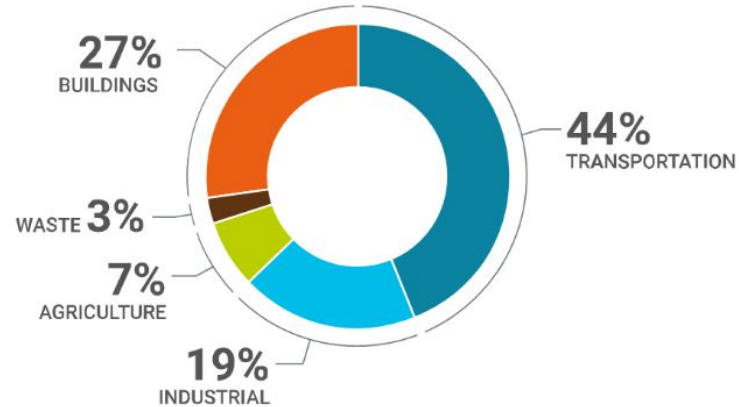
- What is the Clean Buildings Law?
- How to meet compliance?
- Why you need to know
- Clean Buildings Accelerator
- Results & Going Beyond
- Incentive Programs at a glance
- PSE Resources & Contacts

HB1257: Clean Buildings Law

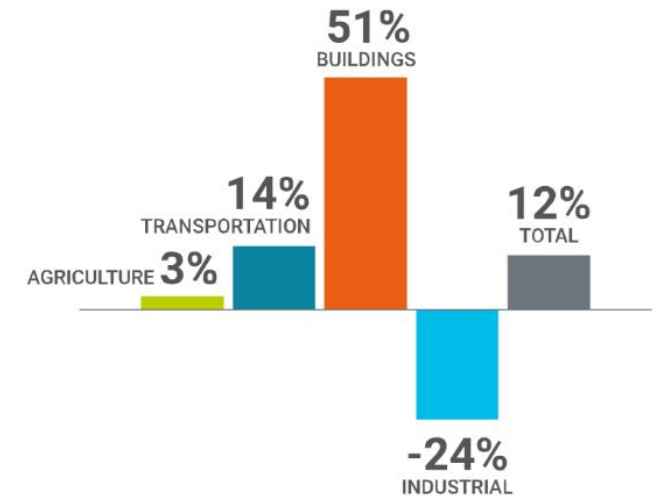
- The first statewide **commercial buildings performance standard** in Washington
- The objective is to **lower costs and pollution from fossil fuel consumption** in existing covered and multifamily buildings.
- Applies to **existing commercial buildings** greater than 50,000 sq. ft.

Why did the state introduce this law?

Buildings are the second largest source of greenhouse gas emissions in Washington (2015)



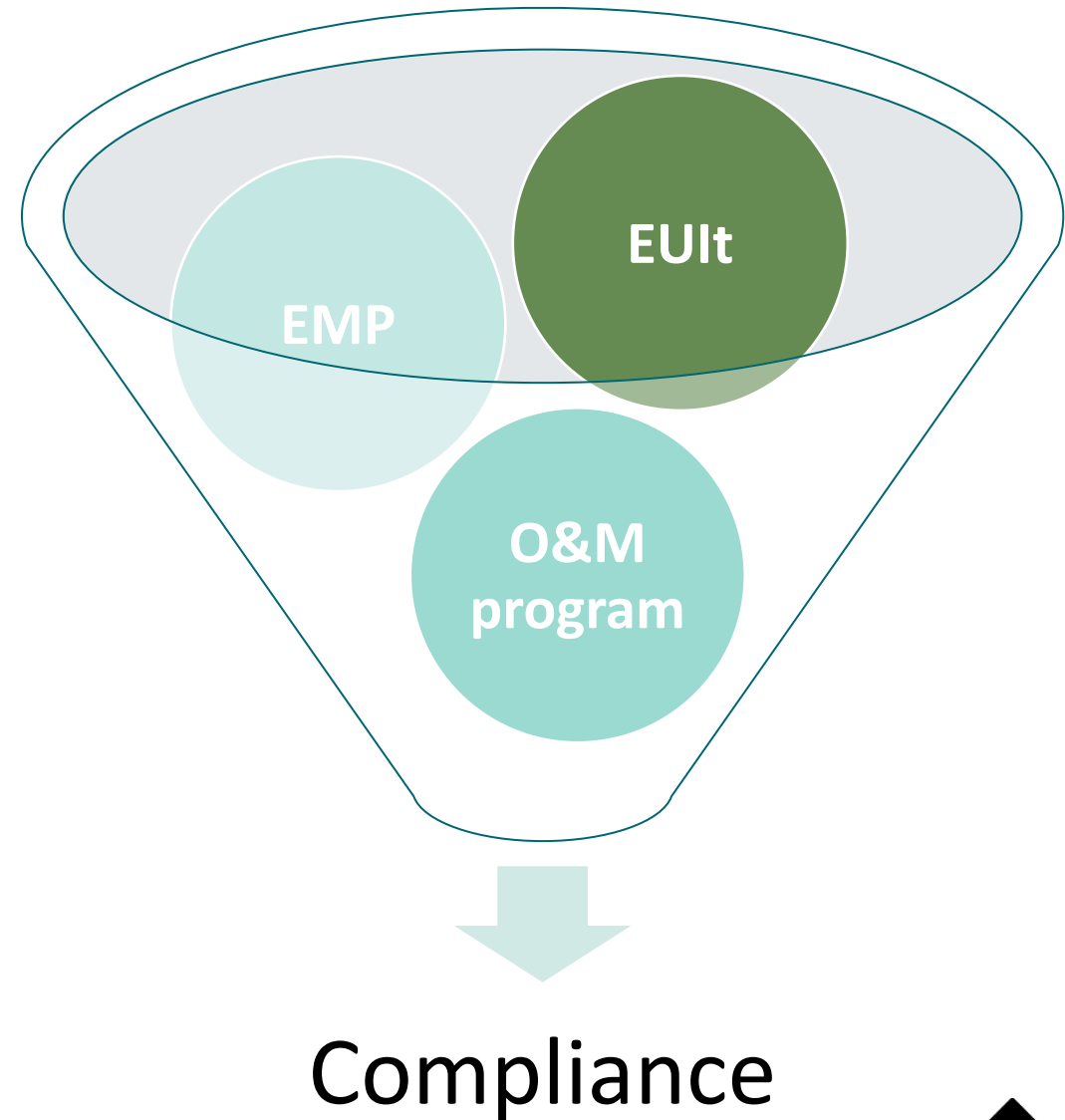
As Washington's population has grown, greenhouse gas emissions from buildings jumped significantly from 1990-2015



<https://www.commerce.wa.gov/growing-the-economy/energy/buildings/clean-buildings-standards/>

How to meet compliance?

EUI = Energy Use Intensity
EUI_t = Energy Use Intensity Target
EMP = Energy Management Plan
O&M = Operations & Maintenance



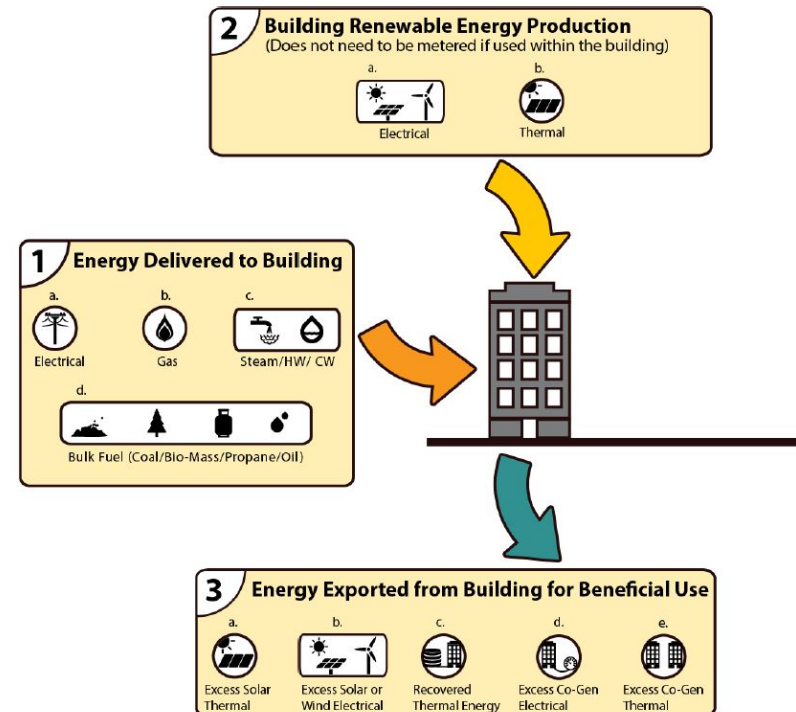
What are EUI's and EUIt's?

EUI = Energy Use Intensity
EUIt = Energy Use Intensity Target

annual net energy use (kBTU/year)

Gross floor area (sq ft)

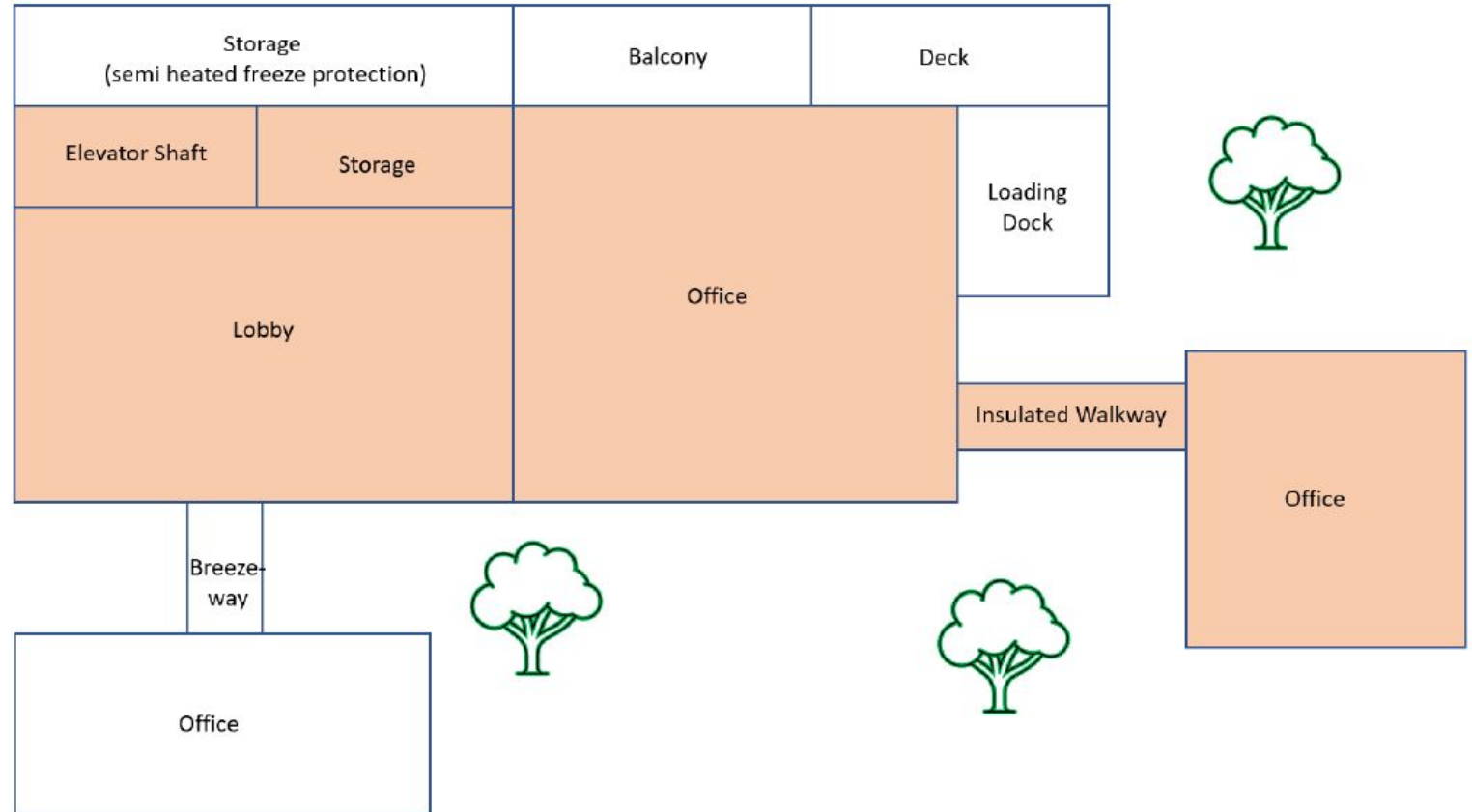
- Normalized way to measure energy use for different building types
- **Energy Star Portfolio Manager (ESPM)** is the required reporting tool
- Targets will be reviewed every **5 years**



Gross Floor Area

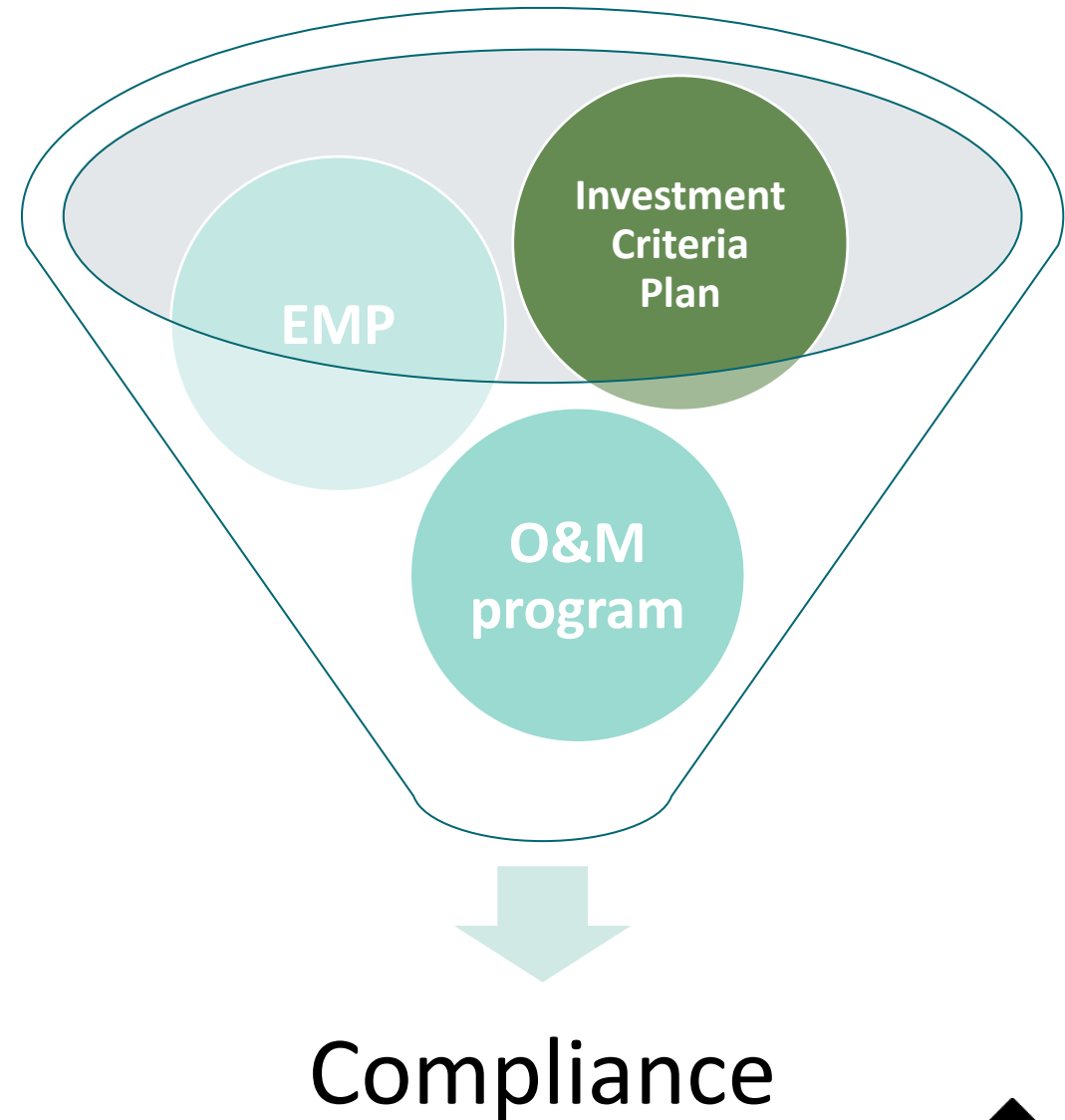
Complying on campus level:

- *K12 schools*
- *Higher education*
- *Hospitals*
- *Prisons*



Alternative path to compliance

*EMP = Energy Management Plan
O&M = Operations & Maintenance*



Why you need to know

- Compliance required by **June 1** of each year below with 5 year review cycles



- EMP and O&M program must be operationalized **one year prior to deadline**
- **1 year of energy data required** and EUI must be at or better than target

Why you need to know

- Annual noncompliance penalty:
 - Mitigation plan: \$5000 + \$0.20/sq. ft./year
 - No mitigation Plan: \$5000 + \$1/sq.ft./year
- Conditional Compliance
 - Apply 180 days before due date

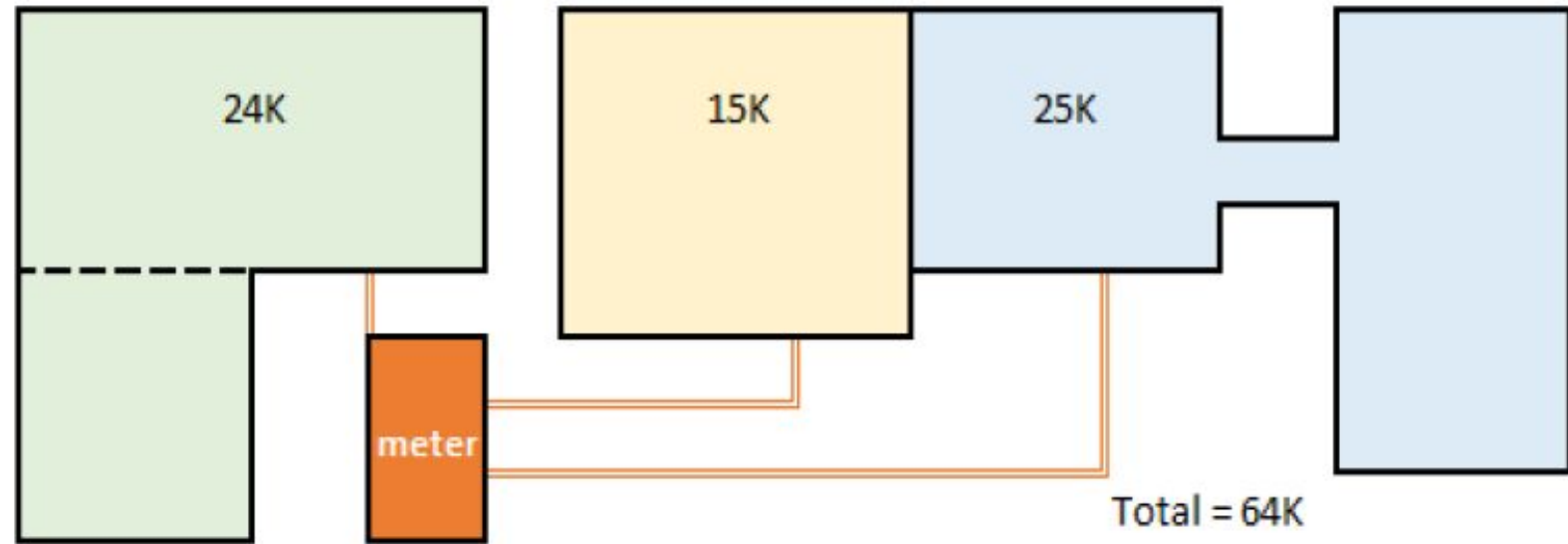
Early Adoption Incentive Program

- A Washington State performance incentive program – delivered by the utilities.
- To qualify, the building must be **15 EUI or more** above the EUIt.
- Plan 18-25 months to implement the project and verify performance.
- One-time base incentive payment of **\$0.85 per gross square foot** of floor area.
- Incentive funds are limited to \$75 million – 50% reserved for equity and inclusion.
- To receive the incentive the building must be in full compliance and meet the EUIt.

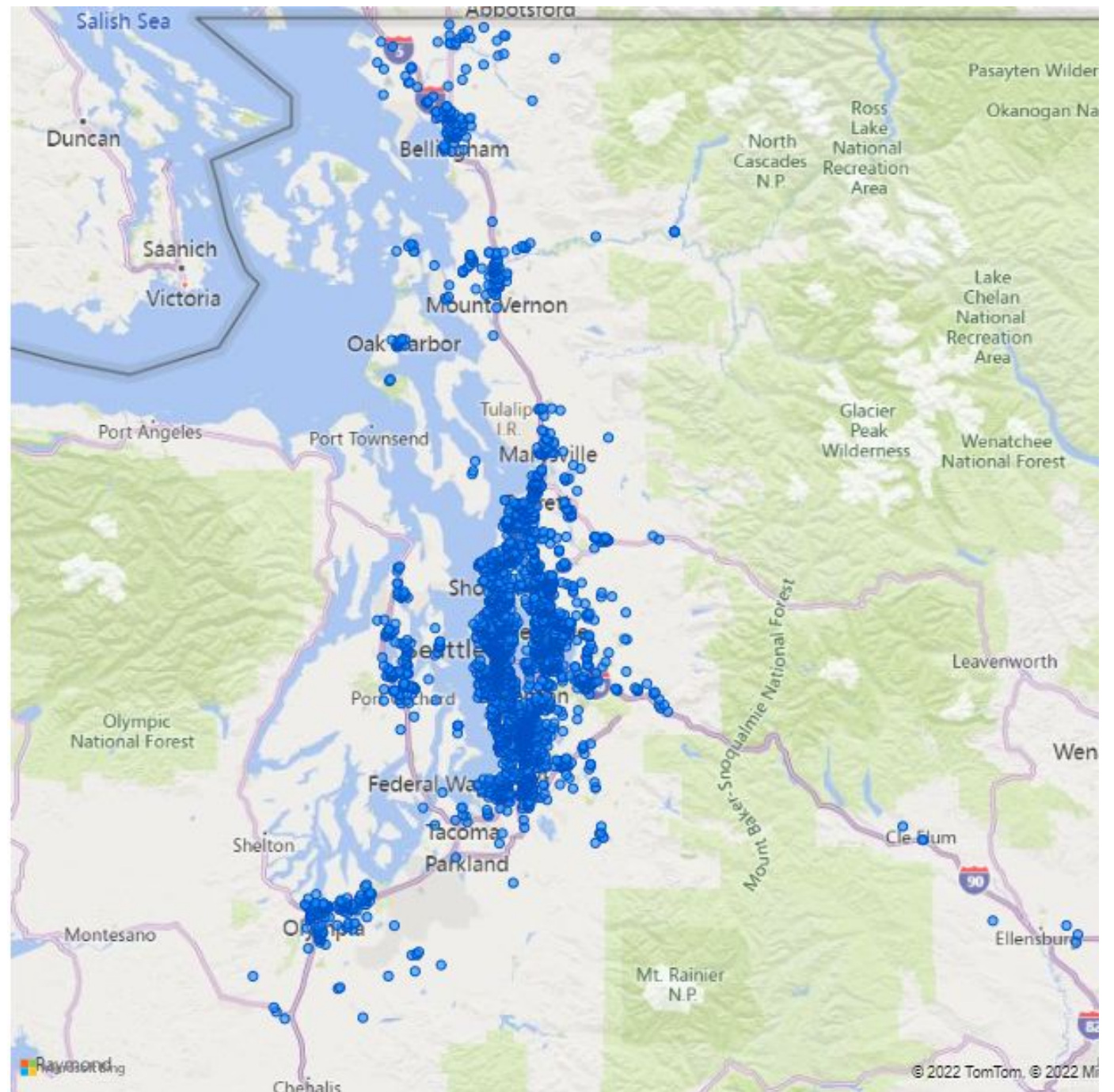
Tier 2 Rulemaking

- Tier 2 Building rules are in development
- Applies to buildings of 20,000-50,000 sq. ft.
- Includes multifamily
- Requires benchmarking, EMP and O&M program by mid-2027
- No targets set...(yet)

Connected Buildings



Identified
about 6,000
buildings
that need to
comply with
the law in
PSE territory



Clean Buildings Accelerator

- Designed to **help customers comply with the law**
- Partnered with **Stillwater Energy**
- **Achieve energy savings** with participants who are responsible for energy in buildings (up to 3 buildings)
- Program is **no-cost** to participants

CLEAN BUILDINGS REQUIREMENTS

Designated Energy Manager

ESPM Benchmarking and Reporting

Develop & Execute Energy Management Plan

Develop Operations and Maintenance Program

Determine & Comply with EUIt

PROGRAM DELIVERY AREAS

Energy Manager tools and guidance

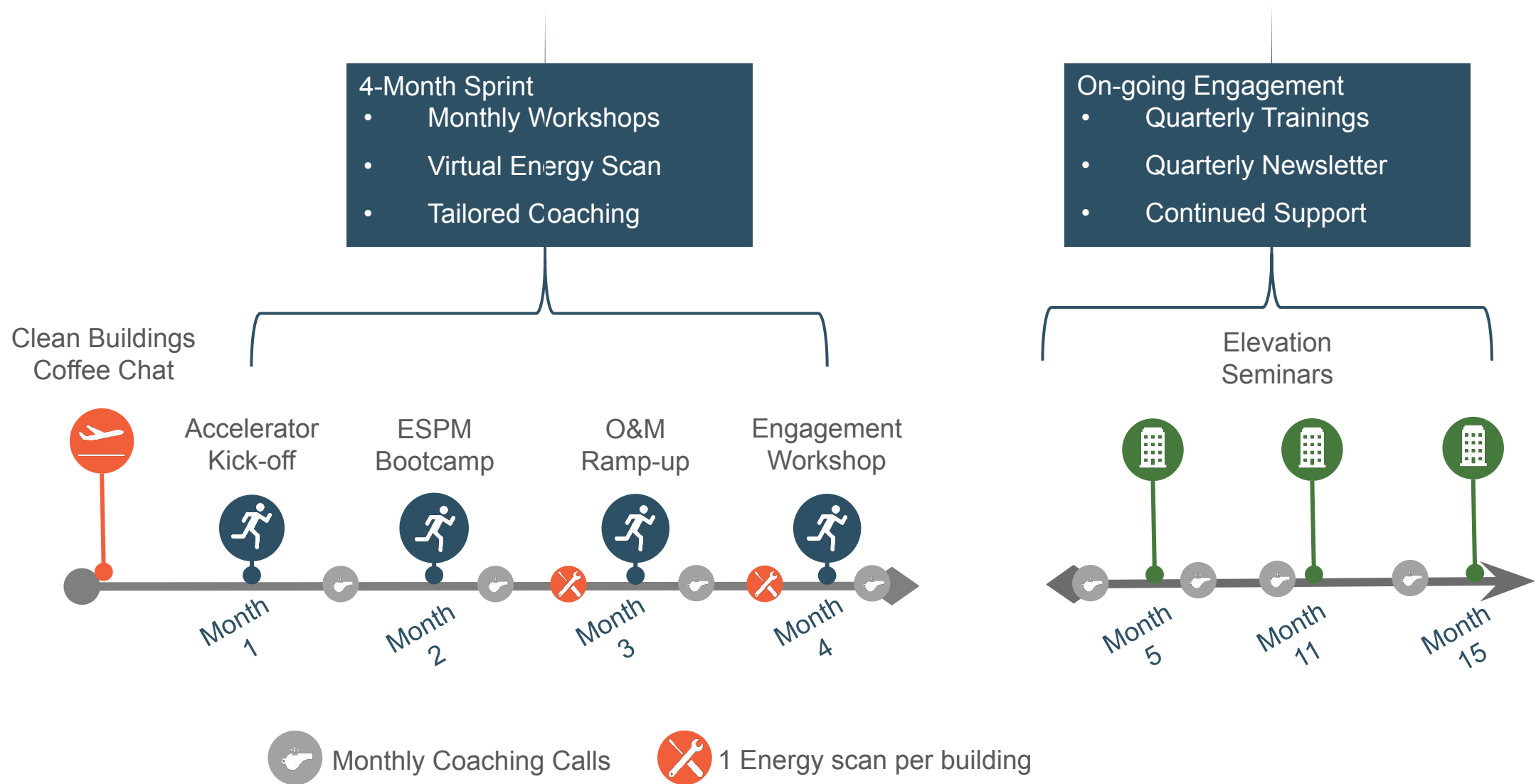
Hands-on ESPM Boot camp and Support

Energy Management Plan Practicum with Templates

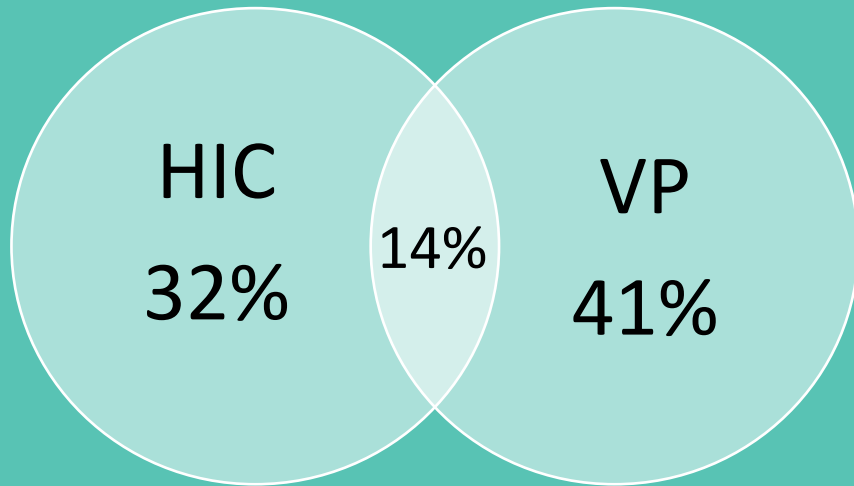
O&M Program Tools and Ongoing Elevation Seminars

Guided EUIt assistance using ESPM





Results to Date



CBA participants

- 11 cohorts to date, guided over 90 participants
- ~50% of the participants roll into other incentive programs
- 2-7% whole buildings savings
- Hired 5 EE account executives that create and maintain strong relationships with our customers
- Award winning program:
 - Top 5 finalist for the EEI Edison Award
 - Winner of the ESource “Achievement in Business Customer Experience” award
 - Winner of Public Utilities Fortnightly Top Innovator award
- Equity focus recruitment

Going Beyond

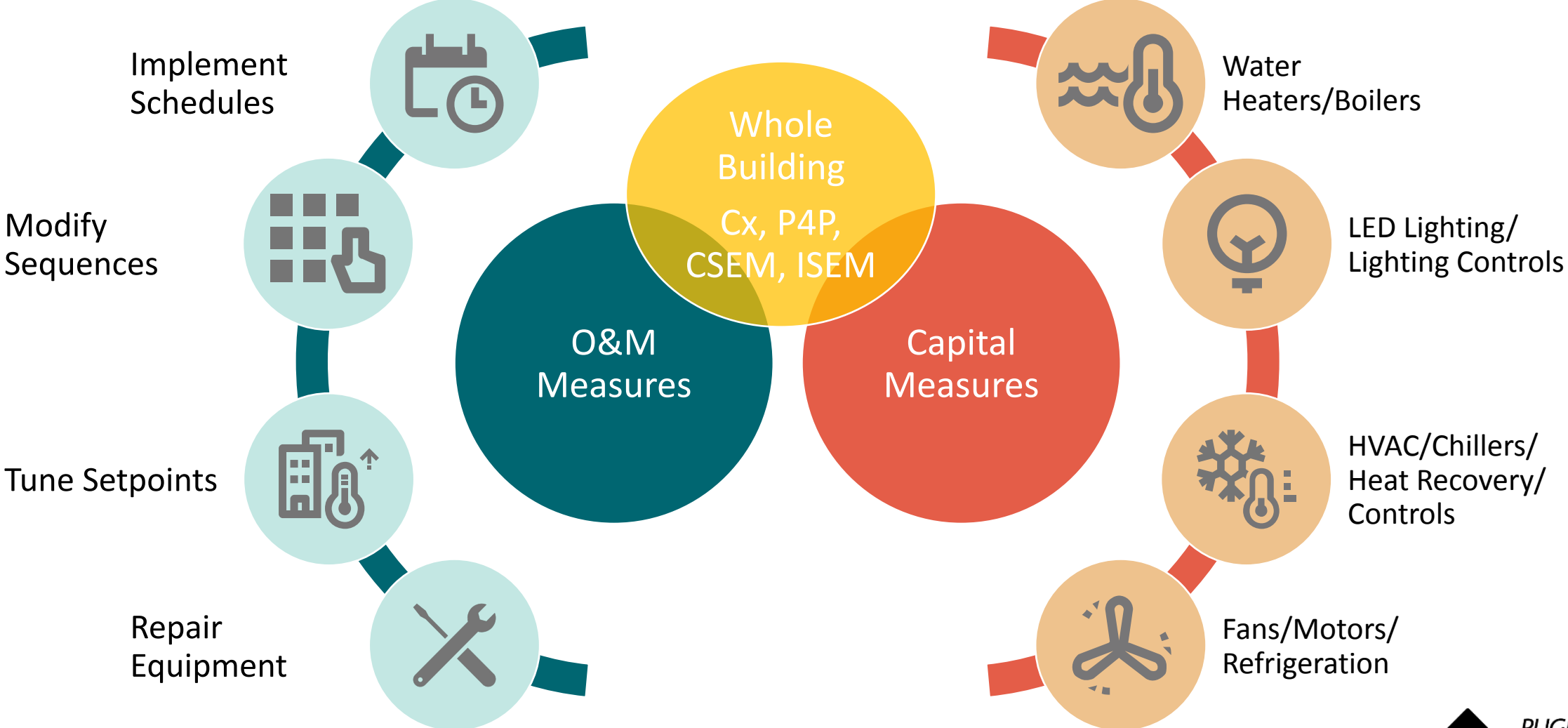


- CBA adopted by several other utilities in WA
 1. Snohomish PUD
 2. Pacific Power
 3. Avista
 4. Seattle City Light
- City programs by Bellevue & Issaquah
- CBPS Utility Working Group – monthly meetings with Commerce & 12 other utilities
- Leveraging existing organizations & their expertise
- Seeking speaking platforms
- Participating in Tier 2 Rulemaking

Upcoming dates

- Upcoming Program Overviews
December 12, 2023, 11am – noon
more to come...
- Upcoming Cohort start dates
January 23, 2024, 9am – 11am
March 19, 2024, 9am – 11am
June 11, 2024, 9am – 11am

Programs at a Glance



- Prescriptive Rebates: per/unit savings, regardless of building size
Lighting, Water heaters, Heat Pump's, Laundry & Food Service equipment
- Custom Grants: Any cost-effective project that saves energy
Boilers, Heat Recovery, Lighting, Chillers, Controls upgrades, Refrigeration, etc.
- Commissioning: *Full commissioning, Tune Ups, Monitoring based*
- Pay for Performance: Pay at the meter for capital and O&M improvements
Flexible, and perfect for deep, multi-measure retrofits
- Commercial SEM Program – O&M & Behavior Improvements
Excellent for campuses/multi-building ownership.
- Industrial - *SEM, System Optimization, Custom programs, Small Industrial*
- New Construction – *EUI performance method, Whole building energy model approach, or Individual measure approach*



Efficiency incentives for your business

Energy efficiency boosts your bottom line

Whether your business is large or small, industrial or mom-and-pop, stepping up your energy efficiency is a smart move. It means greater savings on energy bills year after year, which means more money to grow your business.

A few more reasons energy efficiency matters:

- Reduce your carbon emissions by using less energy
- Lower equipment maintenance costs
- Increase productivity and comfort with improved lighting, visibility and air temperature

PSE is here to help with a large array of energy-efficiency programs that pay you incentives and rebates for reducing energy consumption. It's part of our larger commitment to creating a cleaner energy future for all.

Efficiency incentives and rebates

 Building envelope
[MORE >](#)

 Commissioning
[MORE >](#)

 Custom retrofit
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 Energy management
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 HVAC
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 Industrial
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 Lighting
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 New construction
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 Small business
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Resources

2023 program and incentive guide

[DOWNLOAD >](#)



**Check out our
video playlist**

[WATCH NOW >](#)

Contact details Clean Buildings Accelerator

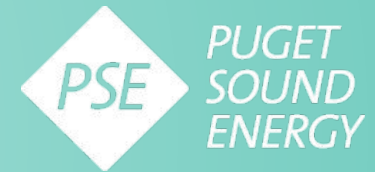
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- **Jon Wright**, Property Management, Real Estate & Small Businesses: Jonathon.Wright@pse.com – 253-302-0764

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Clean Buildings law & PSE's Accelerator program



November, 2023

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Questions?

D'Wayne Kendrick

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THANK YOU!



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